

## RENTAL MARKET REPORT

Ottawa<sup>1</sup>

Canada Mortgage and Housing Corporation

Release Date: 2007

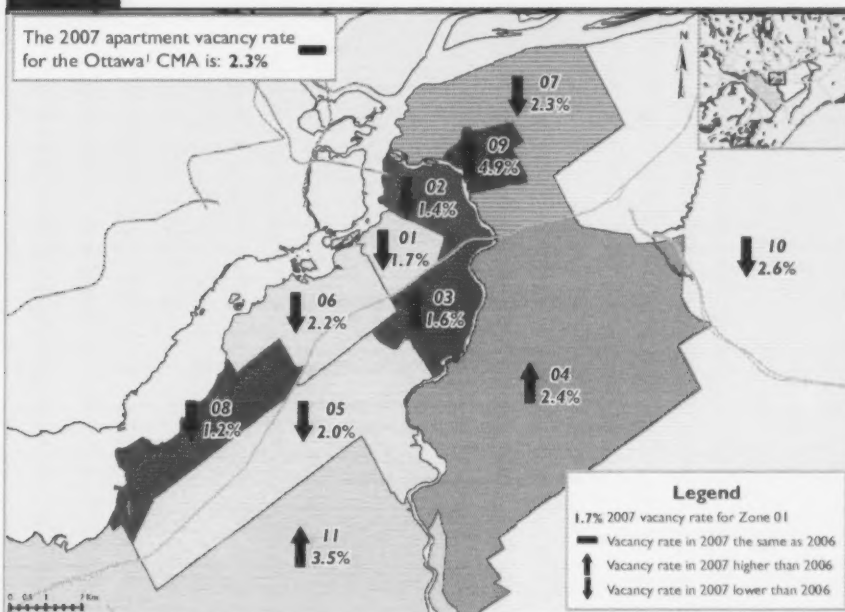
## Report Highlights

- The apartment vacancy rate remained at 2.3 per cent for the second year in a row and rents increased at the pace of inflation.
- Growing youth employment offset a decrease in net migration and the movement of renters into homeownership.
- Condominium apartment rentals are increasing in popularity. Their vacancy rate dropped in half, and their average rent was higher than that for purpose-built apartments.

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<sup>1</sup> Ontario part of Ottawa-Gatineau CMA

Canada

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### Apartment Vacancy Rates (%) by Major Centres

	Oct-06	Oct-07
Abbotsford	2.0	2.1
Barrie	2.8	3.2
Brantford	2.3	2.9
Calgary	0.5	1.5
Edmonton	1.2	1.5
Gatineau	4.2	2.9
Greater Sudbury	1.2	0.6
Guelph	2.8	1.9
Halifax	3.2	3.1
Hamilton	4.3	3.5
Kelowna	0.6	0.0
Kingston	2.1	3.2
Kitchener	3.3	2.7
London	3.6	3.6
Moncton	5.6	4.3
Montréal	2.7	2.9
Oshawa	4.1	3.7
Ottawa	2.3	2.3
Peterborough	2.8	2.8
Québec	1.5	1.2
Regina	3.3	1.7
Saguenay	4.1	2.8
Saint John	6.8	5.2
Saskatoon	3.2	0.6
Sherbrooke	1.2	2.4
St. Catharines-Niagara	4.3	4.0
St. John's	5.1	2.6
Thunder Bay	4.9	3.8
Toronto	3.2	3.2
Trois-Rivières	1.0	1.5
Vancouver	0.7	0.7
Victoria	0.5	0.5
Windsor	10.4	12.8
Winnipeg	1.3	1.5
<b>Total</b>	<b>2.6</b>	<b>2.6</b>

## Demand vs. Supply Factors Impacting Vacancy Rates

Ottawa's vacancy rate for privately initiated apartments in structures with three or more units remained at 2.3 per cent in CMHC's latest rental market survey. A number of offsetting factors kept the vacancy rate stable in the Ottawa Census Metropolitan Area (CMA) in October 2007. Factors affecting rental demand included mortgage carrying costs, employment and migration, while others, like rental construction and conversions, affected supply.

On the demand side, strong homeownership demand, particularly from first time buyers, lifted vacancy rates as these buyers moved out of rental accommodation and into the homes they had bought. Historically low mortgage rates and a variety of new mortgage financing options drove sales in Ottawa's existing home market to record levels in 2007.

The second factor affecting demand was employment and this has partially offset the tenure shift out of rental. After reaching a low in 2002, employment for younger people between the ages of 15 and 24 has been following an increasing trend. This renewed growth is boosting the demand for rental units.

Finally, although interprovincial and intraprovincial migration levels have been falling in recent years, immigration remains firm with approximately 5,000 new immigrants every year. Immigrants have a strong propensity to rent upon immediate arrival and they are keeping the rental market in a stable position.

On the supply side, condo completions were down about 9 per cent in the 12 months ending June 2007 compared to the same months in 2005 and 2006. Moreover, the number of additions to the purpose-built rental supply came in quite small at 183 units.

Figure 2



<sup>1</sup> Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

## Apartment Rents Increase Slightly Above Inflation Rate

CMHC reports the change in average rents only for structures included in both the 2006 and 2007 surveys (i.e. a fixed sample). This methodology provides a better indication of rent inflation by excluding the impact on the average rent of changes in the rental stock due to construction, demolition and conversions.

The fixed sample average rent for the Ottawa CMA increased by 2.4 per cent this year, compared to inflation of 2.3 per cent in the same period. Although the change was higher than the 2.2 per cent recorded last year, rents increases actually moderated for most bedroom types, particularly for three-bedroom units.

Rents for the popular two-bedroom apartment increased by 2.0 per cent this year after having jumped by 3.0 per cent in 2006. The region of Nepean/Kanata had the highest two-bedroom rent increment between October 2006 and October 2007 (4.2 per cent) and the highest number of units vacant. In contrast, two-bedroom apartment rents were flat in Chinatown/Hintonburg / Westboro N. where the vacancy rate dropped from 4.2 to 2.2 per cent.

It is interesting to note that in Vanier, where rents were lower than in any other Ottawa zone, the average vacancy rate, at 4.9 per cent, was the highest. By contrast, in the more expensive regions of Sandy Hill/ Lowertown and Glebe/Old Ottawa South vacancies were among the lowest (1.4 and 1.6 per cent respectively). The reason behind this contrast is that the latter dwellings are

located in Ottawa's premier shopping areas.

Despite the fact that the Alta Vista/ Hunt Club region has the highest absolute number of vacant units, it experienced one of the most significant accelerations in the rate of rent increase; it jumped from 1.9 per cent to 3.2 per cent.

## Larger Bedroom Sizes Have Higher Vacancy Rates

Along with bachelor apartments, one bedroom apartments have the lowest vacancy rate of 2.2 per cent, especially for apartments built between 1990 and 1999 (0.7 per cent). They are followed by two-bedroom apartments (2.3 per cent) and then by three-bedroom apartments (2.8 per cent). Larger apartment sizes have rents that compete directly with homeownership and consequently the level of vacancy rates is higher.

For the region as a whole, the vacancy rate for projects built between 1940 and 1960 was higher (3.6 per cent).

For the newest projects, built after 2000, the vacancy rate decreased by 1.4 points, to 2.5 per cent.

Even though the rents in smaller projects containing less than 100 units were at least two per cent lower than the average, vacancies were higher compared with larger projects of over 100 units. This can be explained by the fact that larger buildings usually have more amenities.

## Availability Rates

The availability rate is a broader measure than the vacancy rate. It includes the number of units actually vacant and the number of units potentially vacant because the tenant has given or has received notice to move and a new tenant has not yet signed a lease. It is interesting to note that although the overall vacancy rate stayed the same as last year, the availability rate decreased by 0.8 percentage points to a low of 3.8 per cent. This is indicative of lower turnover in the stock and a precursor to lower vacancies in the market.

Figure 3

### Apartment Vacancies Decreasing in Most Areas

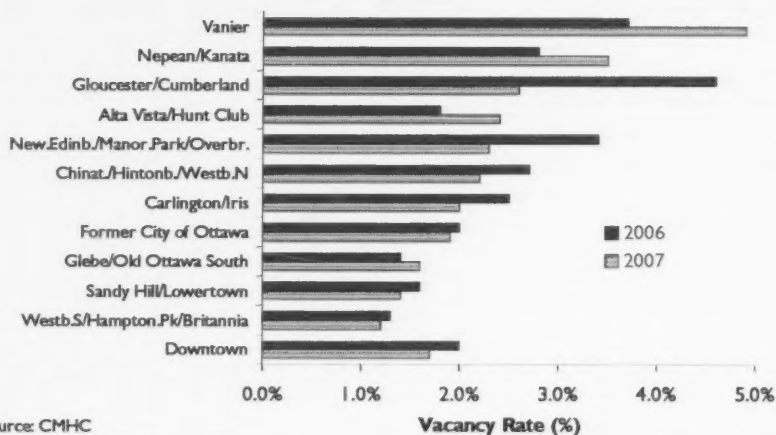
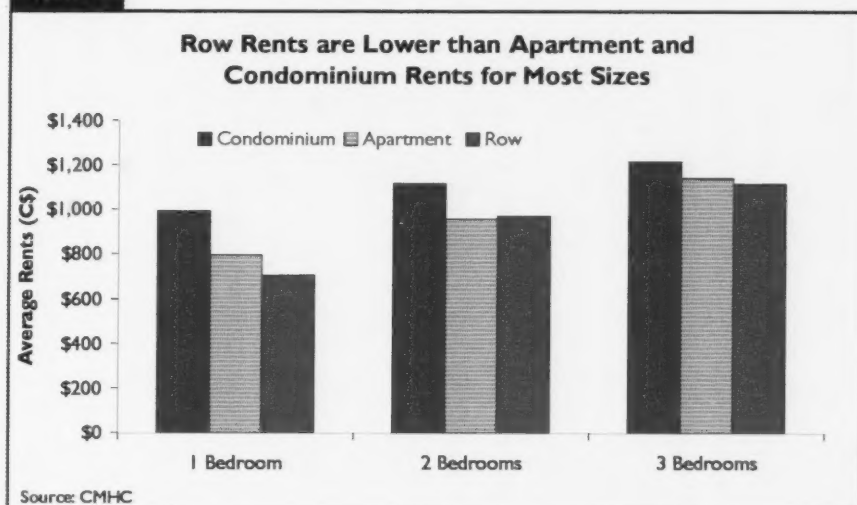


Figure 4



For town homes, the availability rate decreased by almost 2 percentage points to a low of 4.5 per cent. In particular, for three-bedroom houses that account for 75 per cent of the universe, the availability rate decreased by 2.5 percentage points.

### Row Houses Rent Increase by 3.4 Per Cent

Town home average rent stood at \$1076 in 2007. Based on town homes surveyed in both 2006 and 2007, rents increased an average of 3.4 per cent. It should be noted that rents for this type of dwelling are recovering from a decrease (-0.9 per cent) observed between October 2005 and October 2006. There were more vacancies (3.7 per cent) in October 2006 due in part to greater movement towards homeownership.

For the Ottawa CMA, town houses show almost the same or even a slightly lower average rent when compared with apartments. The average rent for a three-bedroom townhouse in October 2007 reached \$1,116, slightly less than for

a three-bedroom apartment which stood at \$1,144. Also, the average rent for a one-bedroom apartment was \$798 while for one-bedroom rowhouses it was \$705. This divergence can be explained by the fact over 65 per cent of the total universe of townhomes are found outside the former city of Ottawa, making their location less desirable.

### Town Homes Vacancy Increase in Some Areas

This year the vacancy rate for row structures continues to be higher than it is for apartments. However, when compared to last year, it decreased from 3.7 per cent to 2.9 per cent. Vacancies decreased in most submarkets, however in the Gloucester/Cumberland area, where 17 per cent of the universe is located, the rate increased to 2.9 per cent from 1.9 per cent. In general higher occupancies of town home units are in response to competitive pricing of units last year.

### The Secondary Rental Market

CMHC's traditional October Rental Market Survey covers privately-initiated purpose-built row and apartment rental structures with three or more units. The secondary rental market includes all other rented dwellings, CMHC now provides information on apartment condominiums offered for rent in the following centres: Vancouver, Calgary, Edmonton, the GTA, Ottawa, Montréal and Québec. The additional information should help to provide a more complete overview of the rental markets in those centres. Also, in 12 other CMAs including Vancouver, Toronto and Montréal, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments; and
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

#### Condominiums Increasing in Popularity

Condominium apartments, as in most urban centres, are popular with consumers and are often rented by young professionals wishing to reside in the Downtown vicinity or by empty-nesters seeking to live close to services and urban amenities.

The vacancy rate fell from an already low vacancy rate of 1.0 per cent in



October 2006 to 0.5 per cent in October 2007. The most dramatic change took place in the Inner suburbs where the rate dropped from 3.2 per cent to 1.0 per cent. In buildings with between 25 and 149 units, there were almost no vacancies in either 2006 or 2007.

In October 2007, the average rent for condominium apartments was higher than the average rent for purpose-built rental apartments. The most significant gap occurred in one bedroom units (20 per cent), followed by two bedroom (15 per cent) and three-bedroom units (6 per cent).

There are presently 1,621 condominium apartments under construction in the Ottawa CMA, with a majority of them located in the downtown core. With the flow of condo completions expected to continue and without significant investor selling of existing units anticipated, the number of condo rentals will increase in the coming years.

#### *Over 36,000 Other Secondary Rental Market Units*

In addition to rented condominium apartments, there are over 36,000 units in the secondary rental market in Ottawa. About two-thirds are semi-detached houses, row houses and duplex units, while the remainder is almost equally divided between single-detached houses and accessory suites. Accessory suites are dwellings entirely within another dwelling. A common

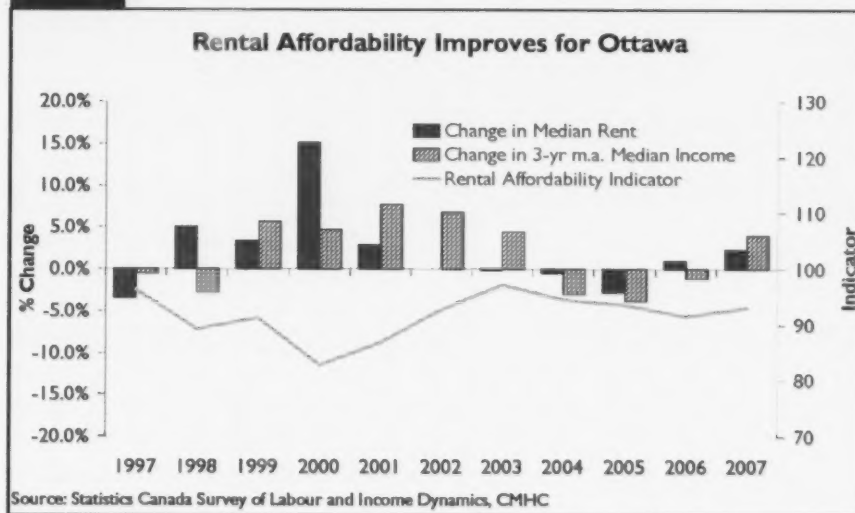
example is a basement apartment. Row houses included in the secondary market are those which were not built for the rental market, but are rented out by individual owners. The average rent for semi-detached houses, row houses and duplex units was \$1,000. Surprisingly, the average rent for single-detached houses was lower (\$971). The average rent for an accessory suite was \$777, slightly lower than the average rent for a one-bedroom apartment. Accessory suites are generally considered to be one of the more affordable housing options.

## Rental Affordability Indicator

CMHC's new rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing.

According to CMHC's new rental affordability indicator, affordability in Ottawa's rental market improved this year. The median two-bedroom apartment rent climbed 2.4 per cent in 2007, while the median income of renter households grew 4.1 per cent. The rental affordability indicator in Ottawa stands at 93 for 2007, one

Figure 5



point over the average of 92 over the twelve years for which the indicator is available.

## 2008 Rental Market Outlook

Most of the trends influencing Ottawa's rental market will continue and the market will remain tight in 2008. The vacancy rate will move lower in 2008 to 2.1 per cent. At 2.0 per cent, rents will increase at a slightly slower rate than this year.

Given limited construction of purpose-built rental apartments and town homes, the rental housing stock will not rise noticeably. However as condo completions continue into 2008, there will be additional condo rentals competing with the purpose-built rental universe.

This small increase in supply will be offset by a slightly larger increase in demand. Relatively higher mortgage rates compared to the previous three years will dampen the movement out

of rental into homeownership. In addition, net migration is expected to improve going forward and will become positive as the outflow of Ottawa residents moving to other provinces begins to subside. Furthermore, the service sector is increasing as a share of economic activity. Given that most young adults are employed in the service sector and that they typically rent, this bodes well for rental demand.

### TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

**Percentage Change of Average Rents (New and Existing Structures):** The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2006 vs. \$550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

**Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):** This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

## National Vacancy Rate Unchanged at 2.6 Per Cent in October 2007

The average rental apartment vacancy rate in purpose built apartment buildings with three or more units in Canada's 34 major centres<sup>1</sup> was unchanged at 2.6 per cent in October 2007 compared to a year ago. The centres with the highest vacancy rates in 2007 were Windsor (12.8 per cent), Saint John (5.2 per cent) and Moncton (4.3 per cent). The centres with the lowest vacancy rates were Kelowna (0.0 per cent), Victoria (0.5 per cent), Greater Sudbury (0.6 per cent) and Saskatoon (0.6 per cent).

Strong employment growth, solid income gains, and high immigration levels continued to support strong demand for both ownership and rental housing. The rising gap between the cost of home ownership and renting also kept demand strong for rental accommodation. However, modest rental construction and increased competition from the condominium market offset the strong rental demand, keeping the rental apartment vacancy rate unchanged from a year earlier. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

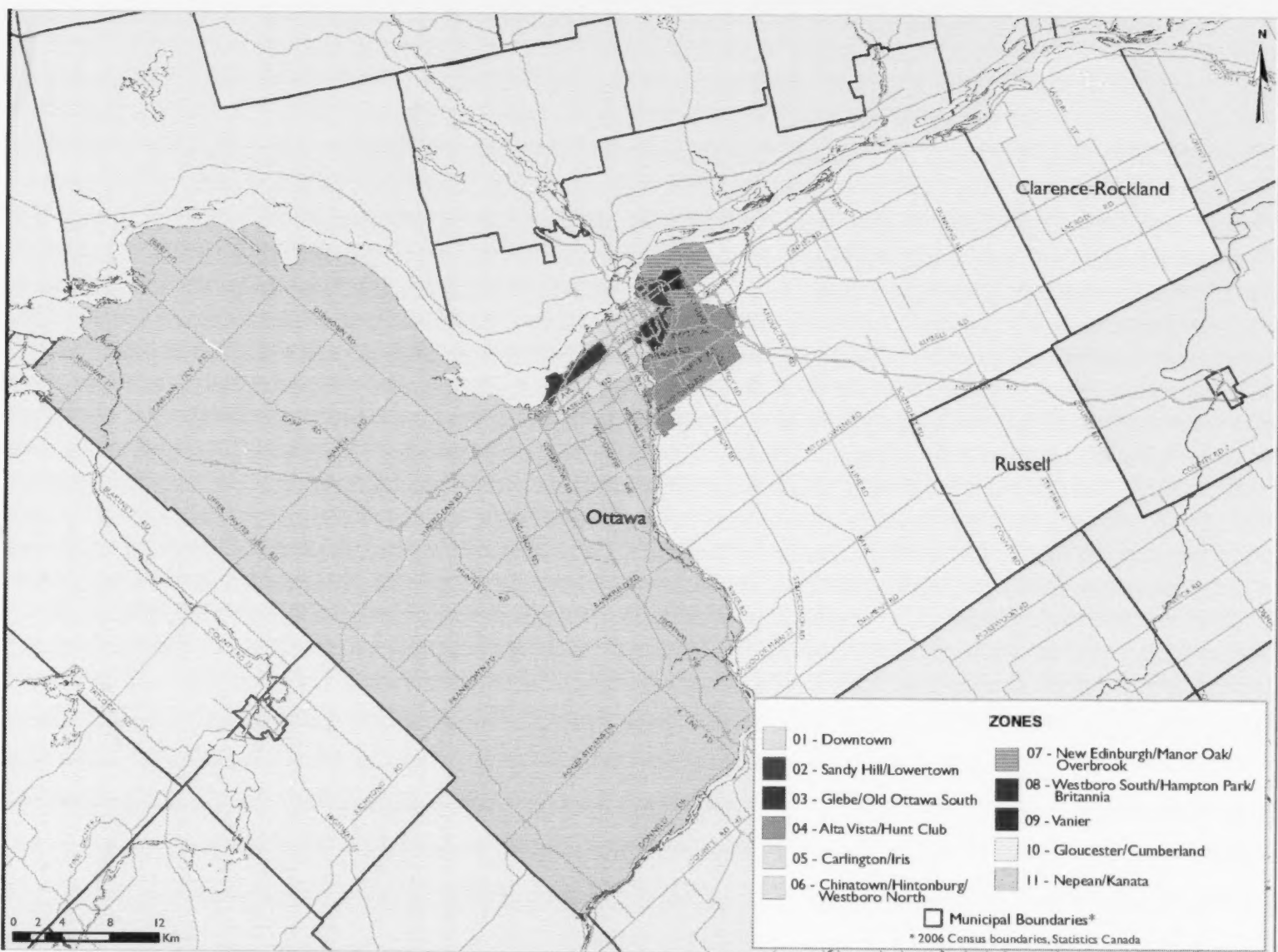
The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,089), Vancouver (\$1,084), Toronto (\$1,061) and Ottawa (\$961), followed by Edmonton (\$958) and Barrie (\$934). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$487) and Saguenay (\$490).

Year-over-year comparison of rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better

indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres except Windsor where the average rent in existing structures was essentially unchanged for a second consecutive year. The largest rent increases occurred in markets where vacancy rates were quite low. Rents in existing structures were up 18.8 per cent in Edmonton, 15.3 per cent in Calgary, 13.5 per cent in Saskatoon, 7.7 per cent in Greater Sudbury and 7.0 per cent in Kelowna. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 3.5 per cent between October 2006 and October 2007.

CMHC's October 2007 Rental Market Survey also covers condominium apartments offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec. In 2007, vacancy rates for rental condominium apartments were below one per cent in four of the seven centres surveyed. Rental condominiums in Vancouver had the lowest vacancy rate at 0.2 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 2.4 per cent and 3.8 per cent in 2007, respectively. The survey showed that vacancy rates for rental condominium apartments in 2007 were lower than vacancy rates in the conventional rental market in Vancouver, Calgary, Toronto and Ottawa, the same in Edmonton, and higher in Québec and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,533), Vancouver (\$1,435), and Calgary (\$1,217). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2007.

<sup>1</sup> Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.





<b>RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)</b>	
<b>Zone 1</b>	<b>Downtown</b> - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
<b>Zone 2</b>	<b>Sandy Hill/Lowertown</b> - Includes Sandy Hill and Lowertown.
<b>Zone 3</b>	<b>Glebe/Old Ottawa South</b> - Includes the Glebe and Old Ottawa South.
<b>Zone 4</b>	<b>Alta Vista/Hunt Club</b> - Includes Alta Vista and Hunt Club.
<b>Zone 5</b>	<b>Carlington/Iris</b> - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
<b>Zone 6</b>	<b>Chinatown/Hintonburg/Westboro North</b> - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
<b>Zone 7</b>	<b>New Edinburgh/Manor Park/Overbrook</b> - Includes the former township of Osgoode, and the municipalities of Clarence-Rockland and Russell.
<b>Zone 8</b>	<b>Westboro South/Hampton Park/Britannia</b> - Includes Westboro South, Hampton Park and Britannia.
<b>Zones 1-8</b>	<b>Former City of Ottawa</b>
<b>Zone 9</b>	<b>Vanier</b> - Includes Vanier.
<b>Zone 10</b>	<b>Gloucester/Cumberland</b> - Includes the former municipalities of Gloucester, Cumberland, Clarence-Rockland, Russell and Osgoode.
<b>Zone 11</b>	<b>Nepean/Kanata</b> - Includes the former municipalities of Kanata, Nepean, West Carleton, Goulbourn and Rideau.
<b>Zones 1-11</b>	<b>Ottawa-Gatineau CMA (Ontario portion)</b>

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	<b>Downtown</b> includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	<b>Inner Suburbs</b> includes RMS Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 9 (Vanier).
Sub Area 3	<b>Outer Suburbs</b> includes RMS Zone 4 (Alta Vista/Hunt Club); Zone 5 (Carlington/Iris); Zone 10 (Gloucester/Cumberland); and Zone 11 (Nepean/Kanata).
<b>Sub Areas 1-3</b>	<b>Ottawa-Gatineau CMA (Ontario portion)</b>

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

## RENTAL MARKET REPORT TABLES

### Available in ALL Rental Market Reports

#### Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

### Available in SELECTED Rental Market Reports

#### Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

#### Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

#### Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

### Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

#### Rental Condominium Apartment Data \*

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

### Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Calgary, Edmonton, Abbotsford and Kelowna Reports

#### Secondary Rented Unit Data \*

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

\* New Surveys - Please refer to the Methodology section for additional information.

**1.1.1 Private Apartment Vacancy Rates (%)**  
**by Zone and Bedroom Type**  
**Ottawa CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	2.9 a	1.7 b	1.8 a	1.7 a	2.1 b	1.8 b	**	**	2.0 a	1.7 a
Sandy Hill/Lowertown	2.0 b	1.5 c	1.2 a	1.4 a	2.0 c	1.1 a	1.5 d	**	1.6 b	1.4 a
Glebe/Old Ottawa South	1.9 c	4.9 d	1.2 a	1.4 a	1.7 c	1.4 a	0.6 a	**	1.4 a	1.6 b
Alta Vista/Hunt Club	1.3 a	3.0 a	1.8 a	2.4 a	1.7 a	2.3 a	2.5 a	2.5 a	1.8 a	2.4 a
Carlington/Iris	2.5 a	2.7 a	2.5 a	2.3 a	2.5 a	1.6 a	3.1 b	0.5 a	2.5 a	2.0 a
Chinatown/Hintonburg/Westboro N	2.7 a	1.9 a	1.9 a	2.4 a	4.4 b	2.2 b	2.6 c	0.8 d	2.7 a	2.2 a
New Edinb./Manor Park/Overbrook	0.4 a	0.0 d	4.3 c	4.0 c	3.4 d	1.3 a	0.0 d	0.0 d	3.4 c	2.3 b
Westboro S/Hampton Pk/Britannia	0.9 a	1.4 a	1.1 a	1.3 a	1.7 a	1.2 a	0.0 c	0.0 c	1.3 a	1.2 a
Former City of Ottawa	2.2 a	1.9 a	1.9 a	2.0 a	2.2 a	1.7 a	1.7 b	1.7 b	2.0 a	1.9 a
Vanier	**	**	3.5 d	4.6 c	3.7 d	4.9 d	**	**	3.7 c	4.9 c
Gloucester/Cumberland	3.4 a	**	1.8 a	1.3 a	4.0 a	2.6 a	19.9 a	**	4.6 a	2.6 a
Nepean/Kanata	2.8 a	2.1 a	2.7 a	2.9 a	2.6 a	3.7 b	3.8 a	5.7 b	2.8 a	3.5 a
<b>Ottawa</b>	<b>2.4 a</b>	<b>2.2 a</b>	<b>2.0 a</b>	<b>2.2 a</b>	<b>2.5 a</b>	<b>2.3 a</b>	<b>3.9 c</b>	<b>2.8 b</b>	<b>2.3 a</b>	<b>2.3 a</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details



**1.1.2 Private Apartment Average Rents (\$)**  
**by Zone and Bedroom Type**  
**Ottawa CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	659 a	664 a	852 a	887 a	1,168 a	1,201 a	1,313 b	1,242 b	904 a	928 a
Sandy Hill/Lowertown	644 a	673 a	863 a	906 a	1,112 a	1,108 a	1,484 b	1,459 b	930 a	958 a
Glebe/Old Ottawa South	600 b	645 a	783 a	844 a	1,049 a	1,070 a	1,236 a	1,135 b	894 a	943 a
Alta Vista/Hunt Club	629 a	615 a	743 a	764 a	893 a	922 a	1,176 a	1,206 a	823 a	847 a
Carlington/Iris	626 a	622 a	727 a	745 a	863 a	891 a	1,056 a	1,105 a	786 a	805 a
Chinatown/Hintonburg/Westboro N	590 a	590 a	726 a	725 a	962 a	951 a	1,370 b	1,322 b	788 a	780 a
New Edinb./Manor Park/Overbrook	615 a	628 a	778 a	802 a	944 b	960 a	1,065 c	1,047 c	865 a	882 a
Westboro S/Hampton Pk/Britannia	643 a	645 a	762 a	776 a	913 a	922 a	1,057 a	1,079 a	822 a	834 a
Former City of Ottawa	635 a	644 a	784 a	809 a	969 a	987 a	1,231 a	1,214 a	851 a	871 a
Vanier	497 b	556 b	650 a	666 a	768 a	771 a	871 a	873 b	713 a	723 a
Gloucester/Cumberland	698 a	668 a	753 a	765 a	858 a	871 a	972 a	968 a	830 a	840 a
Nepean/Kanata	667 a	692 a	754 a	788 a	941 a	978 a	1,037 a	1,071 a	878 a	913 a
<b>Ottawa</b>	<b>633 a</b>	<b>643 a</b>	<b>774 a</b>	<b>798 a</b>	<b>941 a</b>	<b>961 a</b>	<b>1,146 a</b>	<b>1,144 a</b>	<b>844 a</b>	<b>864 a</b>

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ )

d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category    n/s: No units exist in the sample for this category    n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.1.3 Number of Private Apartment Units Vacant and Universe in October 2007  
by Zone and Bedroom Type  
Ottawa CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	26 b	1,533	83 a	4,982	38 b	2,102	**	197	153 a	8,813
Sandy Hill/Lowertown	14 c	917	40 a	2,919	19 a	1,843	**	313	84 a	5,991
Glebe/Old Ottawa South	13 d	255	19 a	1,374	20 a	1,383	**	215	52 b	3,226
Alta Vista/Hunt Club	9 a	304	112 a	4,669	98 a	4,338	9 a	359	228 a	9,670
Carlington/Iris	14 a	491	73 a	3,252	42 a	2,660	1 a	186	130 a	6,589
Chinatown/Hintonburg/Westboro N	12 a	653	60 a	2,508	27 b	1,224	1 d	132	100 a	4,517
New Edinb./Manor Park/Overbrook	0 d	208	54 c	1,356	22 a	1,637	0 d	160	76 b	3,362
Westboro S/Hampton Pk/Britannia	6 a	428	35 a	2,712	28 a	2,305	0 c	158	70 a	5,602
Former City of Ottawa	93 a	4,789	475 a	23,771	294 a	17,491	29 b	1,719	892 a	47,770
Vanier	**	152	78 c	1,681	94 d	1,924	**	184	191 c	3,941
Gloucester/Cumberland	**	121	11 a	855	47 a	1,789	**	238	77 a	3,003
Nepean/Kanata	3 a	141	55 a	1,891	124 b	3,305	19 b	340	201 a	5,678
<b>Ottawa</b>	<b>112 a</b>	<b>5,203</b>	<b>619 a</b>	<b>28,198</b>	<b>559 a</b>	<b>24,509</b>	<b>71 b</b>	<b>2,481</b>	<b>1,361 a</b>	<b>60,392</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in universe for this category    n/s: No units exist in the sample for this category    n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**I.1.4 Private Apartment Availability Rates (%)**  
**by Zone and Bedroom Type**  
**Ottawa CMA**

Zone*	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	6.7 b	4.0 b	3.8 a	3.1 b	3.9 b	3.2 b	**	**	4.4 a	3.3 a
Sandy Hill/Lowertown	3.7 c	3.0 c	2.0 a	2.8 a	3.4 c	1.9 c	**	4.5 d	2.7 a	2.7 a
Glebe/Old Ottawa South	2.8 c	5.7 d	2.1 b	2.8 b	2.9 b	2.8 b	2.2 c	1.2 d	2.5 b	2.9 b
Alta Vista/Hunt Club	4.2 a	4.6 a	4.1 a	3.8 a	4.7 a	3.9 a	5.3 a	3.6 a	4.4 a	3.9 a
Carlington/Iris	4.5 a	3.6 a	5.6 a	4.4 a	4.8 b	3.7 b	4.8 b	1.6 c	5.1 a	4.0 a
Chinatown/Hintonburg/Westboro N	5.2 a	2.2 a	3.4 a	2.9 a	6.3 b	2.6 a	3.5 d	0.8 d	4.4 a	2.7 a
New Edinb./Manor Park/Overbrook	0.9 a	0.0 d	5.9 b	4.4 c	4.9 c	2.4 a	0.6 b	1.2 d	4.8 b	3.0 b
Westboro S/Hampton Pk/Britannia	3.5 a	2.8 a	2.5 a	2.8 a	3.1 a	2.3 a	1.3 a	0.6 a	2.8 a	2.5 a
Former City of Ottawa	4.7 a	3.4 a	3.7 a	3.4 a	4.3 a	3.1 a	3.4 b	2.5 b	4.0 a	3.2 a
Vanier	**	**	4.9 c	5.4 c	6.1 c	6.4 c	**	**	5.8 b	6.2 b
Gloucester/Cumberland	9.4 a	**	5.5 a	1.9 a	7.3 a	3.7 a	24.1 a	**	8.2 a	3.4 a
Nepean/Kanata	7.1 a	8.5 a	6.9 a	6.5 a	6.2 a	6.8 a	7.5 a	9.8 a	6.5 a	6.9 a
<b>Ottawa</b>	<b>5.0 a</b>	<b>3.7 a</b>	<b>4.1 a</b>	<b>3.7 a</b>	<b>4.9 a</b>	<b>3.9 a</b>	<b>6.2 b</b>	<b>4.4 b</b>	<b>4.6 a</b>	<b>3.8 a</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Downtown	++	2.1 c	1.8 c	2.0 b	4.8 c	++	++	++	2.2 b	1.7 c
Sandy Hill/Lowertown	++	2.2 c	++	5.3 d	**	++	++	++	++	4.3 d
Glebe/Old Ottawa South	**	**	**	4.0 d	**	++	**	**	**	**
Alta Vista/Hunt Club	0.9 d	++	1.6 a	3.6 a	2.6 a	2.9 a	++	2.5 a	1.9 a	3.2 a
Carlington/Iris	4.3 c	1.4 a	4.8 b	2.6 b	3.7 c	3.1 c	++	4.5 c	3.9 b	2.3 b
Chinatown/Hintonburg/Westboro N	4.3 b	++	1.5 c	++	++	++	**	**	2.2 c	++
New Edinb./Manor Park/Overbrook	**	**	++	**	++	1.4 d	**	**	++	2.1 c
Westboro S/Hampton Pk/Britannia	2.5 a	0.8 a	2.5 a	1.2 a	2.4 c	0.6 a	**	1.5 a	2.5 a	1.1 a
Former City of Ottawa	2.2 b	1.2 a	2.3 a	2.6 a	3.3 b	1.9 a	3.5 d	1.4 d	2.5 a	2.2 a
Vanier	++	**	++	2.9 c	2.4 c	++	**	**	++	1.9 c
Gloucester/Cumberland	8.2 a	++	3.6 a	3.0 a	4.6 a	2.1 a	5.1 a	++	4.9 a	1.6 a
Nepean/Kanata	0.7 a	4.1 a	1.1 a	4.6 a	0.3 b	4.2 a	++	4.4 b	++	4.4 a
<b>Ottawa</b>	<b>2.2 b</b>	<b>1.3 a</b>	<b>2.1 a</b>	<b>2.8 a</b>	<b>3.0 b</b>	<b>2.0 a</b>	<b>3.0 d</b>	<b>1.6 c</b>	<b>2.2 a</b>	<b>2.4 a</b>

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details



### 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Ottawa</b>										
Pre 1940	2.7 c	1.9 c	2.4 b	2.4 b	2.9 b	2.1 c	**	**	2.7 b	2.3 b
1940 - 1959	2.6 b	3.3 c	3.9 c	3.5 b	3.8 c	4.0 d	0.3 b	**	3.6 b	3.6 b
1960 - 1974	2.2 a	1.8 a	1.8 a	2.0 a	2.0 a	2.1 a	2.6 a	2.2 a	2.0 a	2.0 a
1975 - 1989	2.4 a	2.7 b	1.3 a	1.8 a	2.3 a	1.7 a	9.9 b	5.8 c	2.2 a	2.0 a
1990 - 1999	2.3 c	**	4.3 c	0.7 a	1.7 c	1.7 b	**	**	2.6 b	1.3 a
2000+	0.0 a	0.0 a	0.3 b	3.9 a	5.8 c	1.9 a	**	**	3.9 c	2.5 a
Total	2.4 a	2.2 a	2.0 a	2.2 a	2.5 a	2.3 a	3.9 c	2.8 b	2.3 a	2.3 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Ottawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Ottawa</b>										
Pre 1940	590 a	587 a	759 a	783 a	1,004 a	1,012 a	1,230 a	1,223 b	862 a	880 a
1940 - 1959	610 a	620 a	712 a	726 a	832 a	858 a	1,003 b	1,045 b	765 a	788 a
1960 - 1974	643 a	655 a	764 a	791 a	924 a	952 a	1,157 a	1,186 a	827 a	852 a
1975 - 1989	661 a	663 a	791 a	809 a	953 a	964 a	1,079 a	1,052 a	870 a	881 a
1990 - 1999	609 a	**	948 b	1,031 d	1,004 a	1,021 b	1,488 a	**	986 b	1,019 b
2000+	910 a	874 b	1,304 b	1,247 a	1,379 a	1,300 a	**	**	1,340 b	1,270 a
Total	633 a	643 a	774 a	798 a	941 a	961 a	1,146 a	1,144 a	844 a	864 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ )

d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Ottawa</b>										
3 to 5 Units	**	**	3.0 d	3.3 d	2.8 c	3.2 d	**	1.3 d	3.1 c	3.1 c
6 to 19 Units	2.5 c	4.0 d	3.9 c	2.4 b	3.5 c	2.7 a	1.3 d	**	3.5 b	2.7 a
20 to 49 Units	1.5 a	1.7 a	3.1 a	3.9 a	3.5 a	4.3 b	1.7 a	**	2.9 a	3.7 a
50 to 99 Units	3.3 a	2.5 a	2.2 a	3.2 a	3.0 a	2.5 a	1.1 a	5.2 a	2.6 a	2.9 a
100 to 199 Units	1.6 a	1.5 a	1.6 a	1.5 a	2.0 a	1.7 a	4.6 a	3.1 a	1.8 a	1.6 a
200+ Units	2.0 a	1.7 a	1.1 a	1.5 a	1.8 a	1.7 a	6.4 a	2.5 a	1.7 a	1.7 a
Total	2.4 a	2.2 a	2.0 a	2.2 a	2.5 a	2.3 a	3.9 c	2.8 b	2.3 a	2.3 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Ottawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Ottawa</b>										
3 to 5 Units	545 a	572 b	704 a	729 a	891 a	933 a	985 b	1,033 b	811 a	846 a
6 to 19 Units	573 a	570 a	701 a	716 a	852 a	867 a	1,177 b	1,094 a	795 a	806 a
20 to 49 Units	629 a	633 a	751 a	796 a	915 a	932 a	1,230 a	1,292 b	793 a	820 a
50 to 99 Units	638 a	652 a	770 a	797 a	926 a	947 a	1,034 a	1,053 a	806 a	829 a
100 to 199 Units	653 a	657 a	787 a	797 a	987 a	1,002 a	1,107 a	1,117 a	862 a	874 a
200+ Units	667 a	676 a	809 a	842 a	990 a	1,011 a	1,240 a	1,235 a	894 a	918 a
Total	633 a	643 a	774 a	798 a	941 a	961 a	1,146 a	1,144 a	844 a	864 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ )

d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	3.1 d	1.8 c	2.9 c	2.5 c	1.6 a	3.0 a	2.7 a	2.1 a	1.2 a	0.9 a	1.9 a	0.9 a
Sandy Hill/Lowertown	**	**	**	1.4 d	1.4 a	2.6 a	1.9 a	1.6 a	0.2 a	0.2 a	1.2 a	0.3 a
Glebe/Old Ottawa South	**	**	3.5 d	2.4 c	1.7 a	0.9 a	**	**	**	**	0.8 a	1.7 a
Alta Vista/Hunt Club	0.0 a	**	4.2 a	5.0 c	5.3 a	1.5 a	2.4 a	2.0 a	1.6 a	1.7 a	1.6 a	2.9 a
Carlington/Iris	0.9 a	5.2 d	3.3 c	1.1 a	7.4 b	8.0 a	4.0 a	4.0 a	1.8 a	1.7 a	1.2 a	0.9 a
Chinatown/Hintonburg/Westboro N	5.1 d	1.1 d	3.8 b	1.9 b	2.5 a	4.5 b	1.8 a	3.9 a	4.8 a	2.2 a	0.4 a	0.6 a
New Edinb./Manor Park/Overbrook	**	**	**	2.1 c	6.2 a	1.2 a	3.4 a	8.0 a	1.9 a	1.0 a	**	**
Westboro S/Hampton Pk/Britannia	0.0 d	**	1.6 a	2.5 a	6.4 a	2.7 a	3.7 a	4.2 a	0.8 a	1.4 a	0.6 a	0.4 a
Former City of Ottawa	2.6 b	1.9 c	3.4 b	1.9 b	3.2 a	3.4 a	2.7 a	2.9 a	1.6 a	1.4 a	1.1 a	1.4 a
Vanier	**	5.9 d	4.8 d	5.1 d	1.3 a	3.3 a	**	**	n/u	n/u	**	**
Gloucester/Cumberland	**	11.5 a	0.5 a	1.2 a	1.9 a	1.3 a	1.6 a	0.5 a	1.9 a	1.5 a	9.3 a	4.2 a
Nepean/Kanata	6.9 a	3.3 d	2.8 c	5.1 c	2.5 a	8.2 a	2.2 a	3.0 a	3.3 a	2.9 a	2.1 a	2.7 a
Ottawa	3.1 c	3.1 c	3.5 b	2.7 a	2.9 a	3.7 a	2.6 a	2.9 a	1.8 a	1.6 a	1.7 a	1.7 a

### 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Ottawa CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Ottawa										
LT \$700	2.4 a	2.2 a	3.3 b	2.9 a	**	**	**	**	3.0 a	2.6 a
\$700 - \$799	2.2 b	2.7 a	2.4 a	2.0 a	2.9 b	3.7 c	**	**	2.5 a	2.3 a
\$800 - \$899	8.6 a	3.3 b	1.1 a	2.4 a	3.3 b	1.8 a	**	**	2.5 a	2.1 a
\$900 - \$999	**	**	1.2 a	1.5 a	2.2 a	2.2 a	9.7 c	2.7 c	2.6 a	2.0 a
\$1000 - \$1199	**	**	1.9 b	1.9 a	1.9 b	2.9 a	2.7 c	3.4 c	2.0 a	2.8 a
\$1200+	**	0.0 a	0.8 d	4.6 c	3.1 b	2.5 b	2.0 c	2.7 b	2.6 a	2.8 a
Total	2.4 a	2.2 a	2.0 a	2.2 a	2.5 a	2.3 a	3.9 c	2.8 b	2.3 a	2.3 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 2.1.1 Private Row (Townhouse) Vacancy Rates (%)

#### by Zone and Bedroom Type

#### Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	**	**	8.7 a	9.5 a	8.3 a	**	5.0 a	5.0 a	6.8 a	7.3 a
Sandy Hill/Lowertown	n/u	n/u	**	**	0.0 a	**	**	5.5 b	0.0 c	4.5 c
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	2.0 a	**	1.6 a	**
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	5.1 a	3.8 a	2.9 a	3.7 a	3.1 a	3.7 a
Carlington/Iris	n/u	n/u	**	n/u	2.3 a	0.6 a	2.7 a	2.4 a	2.5 a	1.7 a
Chinatown/Hintonburg/Westboro N	n/u	n/u	0.0 a	0.0 a	**	0.0 a	**	0.0 c	3.8 d	0.0 c
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	1.0 a	0.4 a	2.7 a	3.1 a	2.6 a	1.8 a
Westboro S/Hampton Plk/Britannia	n/u	n/u	n/u	n/u	**	0.0 a	2.6 a	9.7 a	3.0 d	4.6 a
Former City of Ottawa	**	**	11.4 a	3.2 c	1.7 a	0.8 a	2.8 a	3.3 a	2.8 a	2.5 a
Vanier	n/u	n/u	n/u	n/u	n/s	**	**	0.0 a	**	0.0 a
Gloucester/Cumberland	n/u	n/u	**	**	1.3 a	10.0 a	2.0 a	2.5 a	1.9 a	2.9 a
Nepean/Kanata	**	**	**	**	4.8 a	5.6 a	5.2 a	2.5 a	5.1 a	3.2 a
<b>Ottawa</b>	<b>**</b>	<b>**</b>	<b>10.7 a</b>	<b>3.1 d</b>	<b>3.2 a</b>	<b>3.5 a</b>	<b>3.8 a</b>	<b>2.7 a</b>	<b>3.7 a</b>	<b>2.9 a</b>

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details



### 2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	**	**	**	**	**	**	**	1,483 b	897 b	1,146 a
Sandy Hill/Lowertown	n/u	n/u	**	**	1,011 d	1,037 b	1,204 c	1,269 c	1,101 b	1,058 b
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1,310 b	1,290 b	1,254 b	1,243 a
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	954 a	1,050 a	1,152 a	1,204 a	1,133 a	1,188 a
Carlington/Iris	n/u	n/u	n/s	n/u	968 a	976 a	986 a	1,007 a	979 a	995 a
Chinatown/Hintonburg/Westboro N	n/u	n/u	**	**	**	1,095 b	1,040 c	1,002 c	931 c	1,000 b
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	835 a	856 a	954 a	954 a	887 a	896 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	**	933 a	1,024 a	1,019 a	946 a	974 a
Former City of Ottawa	**	**	697 a	702 a	890 a	916 a	1,061 a	1,093 a	990 a	1,019 a
Vanier	n/u	n/u	n/u	n/u	n/s	**	1,135 a	1,131 a	1,135 a	1,114 a
Gloucester/Cumberland	n/u	n/u	**	**	1,135 a	1,137 a	1,059 a	1,100 a	1,063 a	1,102 a
Nepean/Kanata	**	**	**	**	974 a	1,016 a	1,090 a	1,136 a	1,062 a	1,107 a
<b>Ottawa</b>	<b>**</b>	<b>**</b>	<b>694 a</b>	<b>705 a</b>	<b>940 a</b>	<b>973 a</b>	<b>1,075 a</b>	<b>1,116 a</b>	<b>1,038 a</b>	<b>1,076 a</b>

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ )

d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u No units exist in universe for this category n/s No units exist in the sample for this category n/a Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	**	**	2 a	21	**	**	1 a	20	4 a	55
Sandy Hill/Lowertown	n/u	n/u	**	**	**	22	2 b	37	3 c	66
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	**	51	**	61
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	3 a	80	26 a	700	29 a	779
Carlington/Iris	n/u	n/u	n/u	n/u	1 a	167	6 a	253	7 a	420
Chinatown/Hintonburg/Westboro N	n/u	n/u	0 a	13	0 a	32	0 c	41	0 c	85
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	2 a	529	17 a	547	20 a	1,127
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	0 a	34	3 a	31	3 a	65
Former City of Ottawa	**	**	3 c	93	7 a	881	55 a	1,679	66 a	2,658
Vanier	n/u	n/u	n/u	n/u	**	**	0 a	45	0 a	48
Gloucester/Cumberland	n/u	n/u	**	**	8 a	80	31 a	1,247	39 a	1,329
Nepean/Kanata	**	**	**	**	50 a	894	72 a	2,903	122 a	3,802
<b>Ottawa</b>	<b>**</b>	<b>**</b>	<b>3 d</b>	<b>97</b>	<b>65 a</b>	<b>1,858</b>	<b>158 a</b>	<b>5,875</b>	<b>228 a</b>	<b>7,837</b>

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**2.1.4 Private Row (Townhouse) Availability Rates (%)**  
**by Zone and Bedroom Type**  
**Ottawa CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	**	**	17.4 a	9.5 a	8.3 a	**	5.0 a	10.0 a	11.9 a	9.1 a
Sandy Hill/Lowertown	n/u	n/u	**	**	3.8 a	**	3.2 d	5.5 b	3.2 c	4.5 c
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	3.9 a	5.2 d	3.3 a	4.4 c
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	7.7 a	3.8 a	5.6 a	3.7 a	5.8 a	3.7 a
Carlington/Iris	n/u	n/u	**	n/u	2.3 a	2.4 a	4.6 b	4.3 a	3.7 a	3.6 a
Chinatown/Hintonburg/Westboro N	n/u	n/u	8.3 a	0.0 a	3.4 d	0.0 a	**	**	7.5 c	1.4 a
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	1.2 a	0.6 a	4.0 a	3.5 a	3.5 a	2.1 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	**	2.9 a	7.9 a	9.7 a	**	6.2 a
Former City of Ottawa	**	**	16.7 a	3.2 c	2.3 a	1.4 a	5.0 a	4.0 a	4.6 a	3.1 a
Vanier	n/u	n/u	n/u	n/u	n/s	**	**	0.0 a	**	0.0 a
Gloucester/Cumberland	n/u	n/u	**	**	10.0 a	16.2 a	4.6 a	3.4 a	4.9 a	4.2 a
Nepean/Kanata	**	**	**	**	7.1 a	9.8 a	8.3 a	4.4 a	8.0 a	5.6 a
<b>Ottawa</b>	<b>**</b>	<b>**</b>	<b>15.7 a</b>	<b>4.1 c</b>	<b>5.0 a</b>	<b>6.1 a</b>	<b>6.5 a</b>	<b>4.0 a</b>	<b>6.3 a</b>	<b>4.5 a</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent<sup>1</sup>  
by Bedroom Type  
Ottawa CMA**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Downtown	**	**	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	**	**	**	**
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	**	**	**	5.1 d
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	-2.3 a	12.8 a	-0.5 a	4.8 c	-1.2 a	5.3 a
Carlington/Iris	n/u	n/u	**	n/u	**	0.9 a	++	++	++	++
Chinatown/Hintonburg/Westboro N	n/u	n/u	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	**	**	0.6 a	1.4 a	0.5 b	2.2 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	**	2.6 a	**	4.4 a	**	3.1 a
Former City of Ottawa	**	**	**	**	++	5.6 a	++	2.8 a	++	2.9 a
Vanier	n/u	n/u	n/u	n/u	**	**	**	0.0 b	**	0.0 b
Gloucester/Cumberland	n/u	n/u	**	**	2.0 a	0.5 a	-1.1 d	3.1 a	-0.9 d	3.0 a
Nepean/Kanata	**	**	**	**	++	3.4 a	-2.3 a	4.2 a	-1.7 a	4.0 a
<b>Ottawa</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>++</b>	<b>4.3 a</b>	<b>-1.3 a</b>	<b>3.5 a</b>	<b>-0.9 a</b>	<b>3.4 a</b>

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	2.9 a	1.8 b	1.8 a	1.7 a	2.1 b	1.8 b	**	**	2.1 a	1.8 a
Sandy Hill/Lowertown	2.0 b	1.5 c	1.2 a	1.4 a	1.9 c	1.1 a	1.3 d	3.7 d	1.6 b	1.4 a
Glebe/Old Ottawa South	1.9 c	4.9 d	1.2 a	1.4 a	1.7 c	1.4 a	0.9 a	0.6 b	1.5 a	1.6 b
Alta Vista/Hunt Club	1.3 a	3.0 a	1.8 a	2.4 a	1.8 a	2.3 a	2.7 a	3.3 a	1.9 a	2.5 a
Carlington/Iris	2.5 a	2.7 a	2.5 a	2.3 a	2.5 a	1.5 a	2.9 a	1.6 a	2.5 a	2.0 a
Chinatown/Hintonburg/Westboro N	2.7 a	1.9 a	1.9 a	2.4 a	4.3 b	2.2 b	3.9 d	0.6 b	2.7 a	2.2 a
New Edinb./Manor Park/Overbrook	0.4 a	0.0 d	4.8 b	3.9 c	2.8 c	1.1 a	2.1 a	2.4 b	3.2 b	2.1 a
Westboro S/Hampton Pk/Britannia	0.9 a	1.4 a	1.1 a	1.3 a	1.7 a	1.2 a	0.5 a	1.6 b	1.3 a	1.3 a
Former City of Ottawa	2.2 a	2.0 a	1.9 a	2.0 a	2.2 a	1.6 a	2.3 a	2.5 a	2.1 a	1.9 a
Vanier	**	**	3.5 d	4.6 c	3.7 d	4.9 d	**	**	3.7 c	4.8 c
Gloucester/Cumberland	3.4 a	**	1.8 a	1.3 a	3.8 a	3.0 a	4.9 a	3.2 a	3.8 a	2.7 a
Nepean/Kanata	3.5 a	2.1 a	2.7 a	2.9 a	3.1 a	4.1 a	5.0 a	2.8 a	3.7 a	3.4 a
<b>Ottawa</b>	<b>2.4 a</b>	<b>2.2 a</b>	<b>2.1 a</b>	<b>2.2 a</b>	<b>2.6 a</b>	<b>2.4 a</b>	<b>3.8 a</b>	<b>2.7 a</b>	<b>2.5 a</b>	<b>2.3 a</b>

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details



### 3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	659 a	664 a	852 a	887 a	1,167 a	1,200 a	1,287 b	1,275 b	903 a	929 a
Sandy Hill/Lowertown	644 a	673 a	863 a	905 a	1,110 a	1,107 a	1,456 b	1,443 b	932 a	959 a
Glebe/Old Ottawa South	600 b	645 a	783 a	844 a	1,049 a	1,070 a	1,251 a	1,164 a	901 a	949 a
Alta Vista/Hunt Club	629 a	615 a	743 a	764 a	894 a	924 a	1,160 a	1,204 a	848 a	873 a
Carlington/Iris	626 a	622 a	727 a	745 a	869 a	896 a	1,015 a	1,048 a	798 a	816 a
Chinatown/Hintonburg/Westboro N	590 a	590 a	725 a	725 a	962 a	955 a	1,321 b	1,248 b	790 a	784 a
New Edinb./Manor Park/Overbrook	615 a	628 a	775 a	798 a	917 a	935 a	983 a	976 a	871 a	885 a
Westboro S/Hampton Pk/Britannia	643 a	645 a	762 a	776 a	912 a	922 a	1,051 a	1,069 a	824 a	836 a
Former City of Ottawa	635 a	644 a	784 a	809 a	965 a	984 a	1,146 a	1,154 a	859 a	879 a
Vanier	497 b	556 b	650 a	666 a	768 a	771 a	917 a	922 a	718 a	728 a
Gloucester/Cumberland	698 a	668 a	753 a	766 a	871 a	883 a	1,045 a	1,079 a	902 a	921 a
Nepean/Kanata	666 a	690 a	754 a	788 a	947 a	986 a	1,083 a	1,129 a	949 a	990 a
<b>Ottawa</b>	<b>633 a</b>	<b>643 a</b>	<b>773 a</b>	<b>798 a</b>	<b>941 a</b>	<b>962 a</b>	<b>1,097 a</b>	<b>1,124 a</b>	<b>867 a</b>	<b>888 a</b>

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ )

d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2007  
by Zone and Bedroom Type  
Ottawa CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	27 b	1,537	85 a	5,003	38 b	2,112	**	217	157 a	8,868
Sandy Hill/Lowertown	14 c	917	40 a	2,926	20 a	1,865	13 d	349	87 a	6,057
Glebe/Old Ottawa South	13 d	255	19 a	1,376	20 a	1,391	2 b	266	52 b	3,287
Alta Vista/Hunt Club	9 a	304	112 a	4,669	101 a	4,417	35 a	1,059	257 a	10,449
Carlington/Iris	14 a	491	73 a	3,252	43 a	2,827	7 a	439	137 a	7,009
Chinatown/Hintonburg/Westboro N	12 a	653	60 a	2,521	27 b	1,255	1 b	172	100 a	4,602
New Edinb./Manor Park/Overbrook	0 d	208	55 c	1,406	24 a	2,167	17 b	708	96 a	4,489
Westboro S/Hampton Pk/Britannia	6 a	428	35 a	2,712	28 a	2,339	3 b	189	73 a	5,667
Former City of Ottawa	94 a	4,793	478 a	23,864	301 a	18,372	84 a	3,398	958 a	50,428
Vanier	**	152	78 c	1,681	94 d	1,927	**	229	191 c	3,989
Gloucester/Cumberland	**	121	11 a	857	55 a	1,869	47 a	1,485	116 a	4,332
Nepean/Kanata	3 a	144	55 a	1,893	174 a	4,199	92 a	3,244	323 a	9,480
<b>Ottawa</b>	<b>113 a</b>	<b>5,210</b>	<b>622 a</b>	<b>28,296</b>	<b>624 a</b>	<b>26,367</b>	<b>229 a</b>	<b>8,356</b>	<b>1,589 a</b>	<b>68,229</b>

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	6.7 b	4.1 b	3.9 a	3.1 b	4.0 b	3.1 b	**	3.9 d	4.4 a	3.3 a
Sandy Hill/Lowertown	3.7 c	3.0 c	2.0 a	2.8 a	3.4 c	1.9 c	**	4.6 d	2.7 a	2.7 a
Glebe/Old Ottawa South	2.8 c	5.7 d	2.1 b	2.8 b	2.9 b	2.8 b	2.6 c	2.0 c	2.5 b	2.9 b
Alta Vista/Hunt Club	4.2 a	4.6 a	4.1 a	3.8 a	4.7 a	3.9 a	5.5 a	3.7 a	4.5 a	3.9 a
Carlington/Iris	4.5 a	3.6 a	5.6 a	4.4 a	4.6 a	3.7 b	4.7 b	3.2 b	5.0 a	3.9 a
Chinatown/Hintonburg/Westboro N	5.2 a	2.2 a	3.4 a	2.9 a	6.2 b	2.5 a	5.1 c	1.3 a	4.5 a	2.6 a
New Edinb./Manor Park/Overbrook	0.9 a	0.0 d	6.4 b	4.3 c	4.0 c	2.0 a	3.2 b	3.0 b	4.5 b	2.8 a
Westboro S/Hampton Pk/Britannia	3.5 a	2.8 a	2.5 a	2.8 a	3.1 a	2.3 a	2.6 a	2.1 a	2.8 a	2.6 a
Former City of Ottawa	4.7 a	3.4 a	3.8 a	3.4 a	4.2 a	3.0 a	4.2 a	3.3 b	4.0 a	3.2 a
Vanier	**	**	4.9 c	5.4 c	6.1 c	6.4 c	**	**	5.7 b	6.2 b
Gloucester/Cumberland	9.4 a	**	5.5 a	2.0 a	7.5 a	4.3 a	7.8 a	3.9 a	7.2 a	3.6 a
Nepean/Kanata	7.6 a	8.3 a	6.9 a	6.5 a	6.4 a	7.4 a	8.2 a	4.9 a	7.1 a	6.4 a
Ottawa	5.1 a	3.7 a	4.1 a	3.7 a	4.9 a	4.0 a	6.4 a	4.1 a	4.8 a	3.9 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent<sup>1</sup> by Bedroom Type Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Downtown	++	2.1 c	1.8 c	2.0 b	4.8 c	++	++	++	2.2 b	1.7 c
Sandy Hill/Lowertown	++	2.2 c	++	5.3 d	**	++	++	++	++	4.3 d
Glebe/Old Ottawa South	**	**	**	4.0 d	**	++	**	**	**	**
Alta Vista/Hunt Club	0.9 d	++	1.6 a	3.6 a	2.3 a	3.4 a	-0.7 b	2.9 a	1.7 a	3.4 a
Carlington/Iris	4.3 c	1.4 a	4.8 b	2.6 b	3.3 c	2.9 b	++	4.0 b	3.6 b	2.1 b
Chinatown/Hintonburg/Westboro N	4.3 b	++	1.5 a	++	++	++	**	**	2.2 c	++
New Edinb./Manor Park/Overbrook	**	**	++	**	++	1.8 c	3.9 d	++	++	2.1 b
Westboro S/Hampton Pk/Britannia	2.5 a	0.8 a	2.5 a	1.2 a	2.4 c	0.7 a	1.3 a	1.6 a	2.5 a	1.1 a
Former City of Ottawa	2.2 b	1.2 a	2.3 a	2.6 a	3.2 b	2.0 a	3.1 d	1.5 c	2.3 a	2.2 a
Vanier	++	**	++	2.9 c	2.4 c	++	**	++	++	1.9 c
Gloucester/Cumberland	8.2 a	++	3.6 a	3.0 a	4.5 a	2.1 a	2.1 a	1.9 a	3.1 a	2.0 a
Nepean/Kanata	-0.1 a	3.5 a	1.0 a	4.6 a	++	3.9 a	-2.2 c	4.3 a	-0.7 a	4.3 a
<b>Ottawa</b>	<b>2.2 b</b>	<b>1.3 a</b>	<b>2.0 a</b>	<b>2.8 a</b>	<b>2.7 a</b>	<b>2.2 a</b>	<b>1.8 c</b>	<b>2.2 a</b>	<b>1.8 a</b>	<b>2.5 a</b>

<sup>1</sup>The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/a: No units exist in universe for this category n/a: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

#### 4.1.1\* Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Vacancy Rates (%) Ottawa CMA - October 2007

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	0.4 a	0.2 b	1.8 a	1.6 a
Inner Suburbs	3.2 b	1.0 a	2.5 a	2.5 a
Outer Suburbs	0.1 a	0.2 b	2.6 a	2.5 a
<b>Ottawa-Gatineau CMA (Ont. Part)</b>	<b>1.0 a</b>	<b>0.5 a</b>	<b>2.3 a</b>	<b>2.3 a</b>

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

\*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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#### 4.1.2\* Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup> Average Rents (\$) by Bedroom Type Ottawa CMA - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>	Rental Condo Apts.	Apts. in the RMS <sup>1</sup>
Downtown	n/s	665 a	**	887 a	1,388 b	1,135 a	**	1,300 b
Inner Suburbs	n/s	634 a	1,083 c	763 a	1,072 b	923 a	**	1,099 a
Outer Suburbs	n/s	608 a	854 c	743 a	986 b	895 a	1,219 c	1,056 a
<b>Ottawa-Gatineau CMA (Ont. Part)</b>	<b>n/s</b>	<b>643 a</b>	<b>991 b</b>	<b>798 a</b>	<b>1,119 a</b>	<b>961 a</b>	<b>1,218 c</b>	<b>1,144 a</b>

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

\*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ )

d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/s: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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**4.1.3\* Rental Condominium Apartments - Average Rents (\$)**  
**by Bedroom Type**  
**Ottawa CMA - October 2007**

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	n/s	n/s	**	**	1,328 c	1,388 b	**	**	1,273 c	1,342 b
Inner Suburbs	n/s	n/s	**	1,083 c	1,042 b	1,072 b	**	**	991 b	1,093 b
Outer Suburbs	n/s	n/s	**	854 c	987 a	986 b	963 c	1,219 c	970 b	979 a
<b>Ottawa-Gatineau CMA (Ont. Part)</b>	<b>n/s</b>	<b>n/s</b>	<b>889 c</b>	<b>991 b</b>	<b>1,081 b</b>	<b>1,119 a</b>	<b>**</b>	<b>1,218 c</b>	<b>1,040 b</b>	<b>1,102 a</b>

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n/s: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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**4.2.1\* Rental Condominium Apartments and Private Apartments in the RMS<sup>1</sup>**  
**Total Vacancy Rates (%)**  
**By Building Size**  
**Ottawa CMA - October 2007**

Size	Rental Condominium Apartments		Apartments in the RMS <sup>1</sup>	
	Oct-06	Oct-07	Oct-06	Oct-07
<b>Ottawa-Gatineau CMA (Ont. Part)</b>				
3 to 24 Units	0.9 a	2.3 c	3.3 b	2.9 a
25 to 49 Units	0.0 a	0.0 d	3.2 a	3.8 a
50 to 74 Units	0.0 b	0.0 c	2.2 a	3.4 a
75 to 149 Units	0.1 a	0.0 c	2.2 a	1.8 a
150+ Units	1.7 a	0.6 a	1.7 a	1.7 a
<b>Total</b>	<b>1.0 a</b>	<b>0.5 a</b>	<b>2.3 a</b>	<b>2.3 a</b>

<sup>1</sup> Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

\*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:

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\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/s: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 4.3.1\* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Ottawa CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown	4,241	4,085	829 a	952 d	19.5 a	23.3 d	0.4 a	0.2 b
Inner Suburbs	6,576	6,546	961 a	1,183 d	14.6 a	18.1 d	3.2 b	1.0 a
Outer Suburbs	8,666	9,038	1,556 a	1,580 d	18.0 a	17.5 d	0.1 a	0.2 b
<b>Ottawa-Gatineau CMA (Ont. Part)</b>	<b>19,483</b>	<b>19,669</b>	<b>3,345 a</b>	<b>3,706 a</b>	<b>17.2 a</b>	<b>18.8 a</b>	<b>1.0 a</b>	<b>0.5 a</b>

<sup>1</sup>Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

\*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:

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\*\* Data suppressed to protect confidentiality or data is not statistically reliable

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### 4.3.2\* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Ottawa CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units <sup>1</sup>		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Ottawa-Gatineau CMA (Ont. Part)</b>								
3 to 24 Units	683	819	113 a	101 c	16.5 a	12.4 c	0.9 a	2.3 c
25 to 49 Units	1,373	1,488	206 a	198 d	15.0 a	13.3 d	0.0 a	0.0 d
50 to 74 Units	1,357	1,307	250 a	**	18.4 a	**	0.0 b	0.0 c
75 to 149 Units	4,739	5,124	814 a	986 d	17.2 a	19.2 d	0.1 a	0.0 c
150+ Units	11,331	10,931	1,963 a	2,163 d	17.3 a	19.8 d	1.7 a	0.6 a
<b>Total</b>	<b>19,483</b>	<b>19,669</b>	<b>3,345 a</b>	<b>3,706 a</b>	<b>17.2 a</b>	<b>18.8 a</b>	<b>1.0 a</b>	<b>0.5 a</b>

<sup>1</sup>Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

\*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:

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\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 5.1\* Secondary Rented Unit<sup>1</sup> Average Rents (\$) by Dwelling Type Ottawa CMA - October 2007

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
<b>Ottawa-Gatineau CMA (Ont. Part)</b>										
Single Detached	n/a	n/s	n/a	**	n/a	**	n/a	1,138 c	n/a	971 c
Semi detached, Row and Duplex	n/a	n/s	n/a	**	n/a	915 b	n/a	1,050 a	n/a	1,000 a
Other-Primarily Accessory Suites	n/a	n/s	n/a	682 c	n/a	**	n/a	**	n/a	777 c
<b>Total</b>	<b>n/a</b>	<b>n/s</b>	<b>n/a</b>	<b>684 c</b>	<b>n/a</b>	<b>872 b</b>	<b>n/a</b>	<b>1,063 a</b>	<b>n/a</b>	<b>957 a</b>

<sup>1</sup>Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

\*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ( $0 \leq cv \leq 2.5$ ), b - Very good ( $2.5 < cv \leq 5$ ), c - Good ( $5 < cv \leq 7.5$ )

d - Fair (Use with Caution) ( $7.5 < cv \leq 10$ )

\*\* Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

### 5.2\* Estimated Number of Households in Secondary Rented Units<sup>1</sup> by Dwelling Type Ottawa CMA - October 2007

	Estimated Number of Secondary Households in Secondary Rented Units <sup>1</sup>	
	Oct-06	Oct-07
<b>Ottawa-Gatineau CMA (Ont. Part)</b>		
Single Detached	n/a	6,153 b
Semi detached, Row and Duplex	n/a	24,732 a
Other-Primarily Accessory Suites	n/a	5,580 c
<b>Total</b>	<b>n/a</b>	<b>36,465 a</b>

<sup>1</sup>Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report - Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2007, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.



## DEFINITIONS

F

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

### Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

### Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

### Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.



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